

1 BILL NO. R-82-12-40

2 DECLARATORY RESOLUTION NO. D-11-83

3 A DECLARATORY RESOLUTION designating an
4 "Urban Development Area" under I.C. 6-1.1-12.1,
5 said Area more commonly known as
6 1140 Hayden Street, Fort Wayne, Indiana.

7 WHEREAS, Petitioner has duly filed its petition dated
8 December 9, 1982, to have the following described property
9 designated and declared an "Urban Development Area" under Division
10 6, Article II, Chapter 2 of the Municipal Code of the City of
11 Fort Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1,
12 to-wit:

13 Lots 214 thru 236, plus Lot 251 Eliza Hanna
14 Sr. Addition plus vacant street and alley;

15 said property more commonly known as 1140 Hayden Street, Fort
16 Wayne, Indiana; and

17 WHEREAS, it appears that said petition should be
18 processed to final determination in accordance with the
19 provisions of said Division 6.

20 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
21 THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Section
23 2 below, the property hereinabove described is hereby designated
24 and declared an "Urban Development Area" under I.C. 6-1.1-12.1.

25 SECTION 2. That the foregoing is subject to:


26 A. An affirmative ("Do Pass") recommendation by
27 the Fort Wayne Redevelopment Commission, after due
28 hearing, analysis and study in accordance with the
29 provisions of Division 6, Article II, Chapter 2 of
30 the Municipal Code of the City of Fort Wayne,
31 Indiana of 1974, as amended; and

32 B. Final confirmation hereof by due passage
upon the final vote hereon.

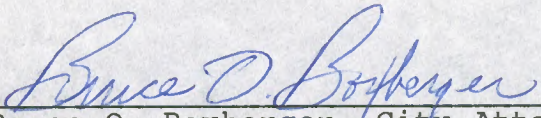
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SECTION 3. That this Resolution shall be in full force and effect from and after its passage, due legal publication thereof and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read Read the first time in full and on motion by E. J. Burns, seconded by G. J. Quinta, and duly adopted, read the second time by title and referred to the Committee Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, 19____, at _____ o'clock ____ M., E.S.T.

DATE: 12-28-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Stier, seconded by E. J. Burns, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>0</u>	_____	_____	_____
<u>BRADBURY</u>	<u>X</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>X</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>X</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	<u>X</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 3-8-83

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. B-11-83 on the 8th day of March, 1983.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
Ray - A. E. Port
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 5th day of March, 1982, at the hour of 2:00 o'clock P. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 10th day of March 1983, at the hour of 11 o'clock A. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
1140 Hayden Street,
Fort Wayne, IN 46803
2. Legal Description of Property
Lots 214 thru 236 + Lot 251 Eliza
Hanna Sr. Add + Vac St + Alley
3. Township Wayne
4. Taxing District Ft. Wayne - Wayne
5. Current Zoning District _____
M-1 (Light Industry)
6. Variance Grant (if any) _____
7. Owner(s) PRT Corporation Owners
of Flashfold Carton, Inc.
8. Address of Owner(s) _____
1140 Hayden Street
Fort Wayne, IN
9. Telephone Number _____
219-423-9431
10. Agent of Owner (if any) _____
11. Address _____
1140 Hayden Street, Fort Wayne, IN
12. Telephone Number _____
219-423-9431
13. Relationship of Agent to
Owner _____
14. Instrument Number of
Commitments or Covenants
Enforceable by City (if
any) _____
15. Current Use of Property
(a) How is property presently used? 2 Buildings consisting of one 30,000 sq
ft. manufacturing plant and one 30,000 sq. ft. warehouse
(b) What structure(s) (if any) are on the property? _____
two buildings
(c) What is the condition of this structure/these structures?
very good
16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? 149,700
(b) What is the amount of total property taxes paid the immediate
past year? (indicate amount of land assessment and assessment
on improvements) \$10,513.68
Land value assessment - 26,200 Improvements assessment - 123,500

17. Description of Project New manufacturing equipment
- | | |
|------------------|-----------|
| 1 printing press | \$200,000 |
| 1 gluer | \$ 15,000 |
| 1 case maker | \$ 30,000 |
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? Last quarter 1982
- (b) When is completion expected? 1st quarter 1983
19. Cost of project (not including land cost) \$245,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 50 people
- (b) What kind of work will employees be engaged in? printing and finishing of folding cartons
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 8 skilled jobs
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Local immediate area is very distressed boarded up buildings etc. We feel that with the help of new equipment and some tax relief we can over come the problems of being located in this area. Our image is not enhanced with our customers by our location in this neighborhood however with improved capabilities in our manufacturing we hope our location will not have a bearing on buyers attitudes.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? improve our potential for new business
- (b) Will the project improve or replace a deteriorated or obsolete structure? no

- (c) Will the project preserve a historically or architecturally significant structure? no
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? yes - improve our business potential
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? no

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes X No

25. Financing on Project

What is the status of financing connected with the project?
Lincoln National - Municipal revenue bonds will attempt to increase our borrowing capacity

I hereby certify that the information and representations on this Application are true and complete.

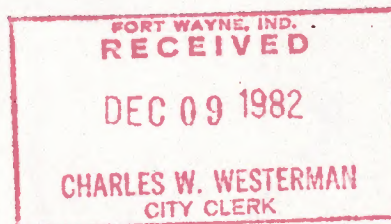
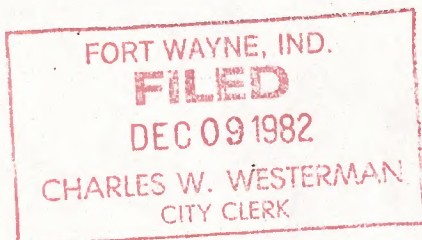
Ken Clark
Signature(s) of Owner(s)

Ken Clark/Vice President-Administration

John Meier
John Meier/Vice Presiden-Production

12/8/82

Date



NO. 30

Dec. 9 1982

RECEIVED FROM F.R.Y. Corporation - Fresh-

field Cotton Co.
Fifty and 00/100 DOLLARS

for statement

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ —

A. Estep

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

BILL NO. R-82-12-40

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~ORDINANCE~~ A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1.1-12.1, said Area more commonly
known as 1140 Hayden Street, Fort Wayne, Indiana

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

John
Janet G. Bradbury
Victure Scruggs
Mark E. Giaquinta
Ry Schomburg

3-8-83
DATE

CONCURRED IN
CHARLES W. WESTERMAN, C

**FORT-WAYNE
REDEVELOPMENT
COMMISSION**

DATE: February 24, 1983
TO: Councilman James S. Stier, Council
FROM: Committee on Regulations
Gary E. Wasson, Executive Director *GEW*
SUBJECT: City Council Bill No. R-82-12-40
Tax Abatement on New Machinery
Flashfold Carton, Inc., 1140 Hayden Street

R-82-12-40

On December 28, 1982 Declaratory Resolution, Bill NO. R-82-14-40 was introduced in City Council requesting designation of property located at 1140 Hayden Street as an "Urban Development Area". In accordance with established procedures, the Declaratory Resolution was forwarded to this Commission for public hearing.

The Fort Wayne Redevelopment Commission conducted the hearing on February 14, 1983. No one spoke in opposition to the abatement request.

Prior to the Public Hearing, the Commission staff investigated the request for tax abatement. This request is for abatement for new manufacturing equipment under Section 3. IC 6-1-1.1-12.1 for a period of five (5) years. The company is installing new equipment in order to increase productivity and employment and improve their potential for new business.

The Redevelopment Commission approved the attached Resolution recommending a "Do Pass" to Declaratory Resolution, Bill No. R-82-12-40.

If you have any questions, please contact me.

GEW/jw
Attachments (2)
CC: ☒ Charles W. Westerman
City Clerk